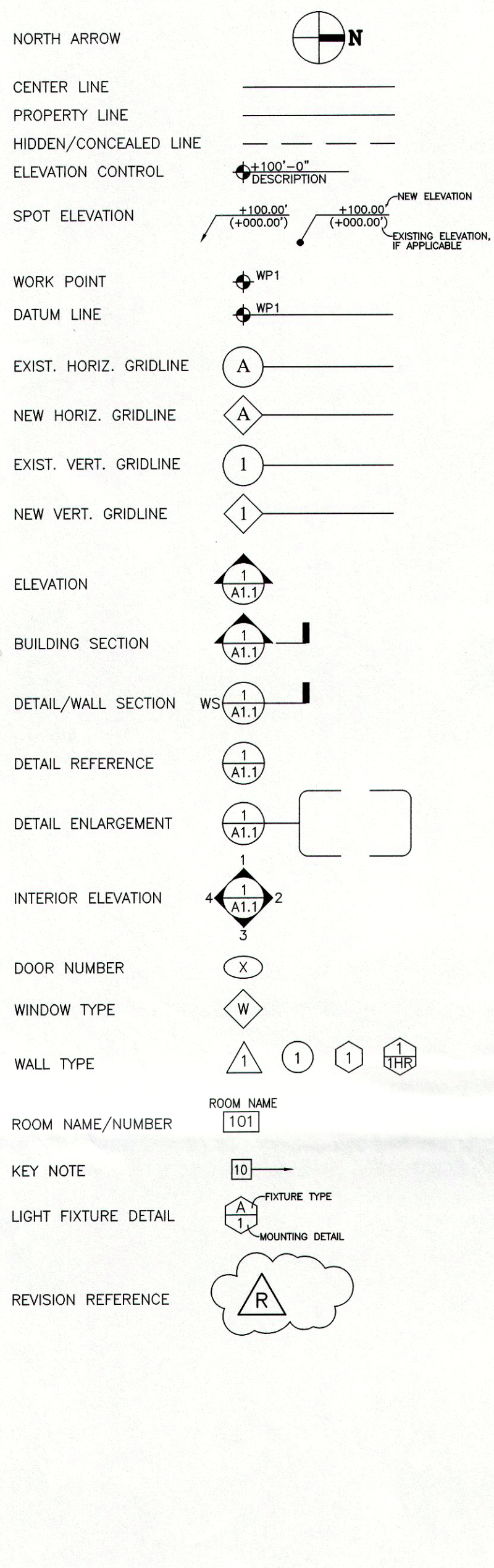


SIMMONDS

DRAWING SYMBOLS



ABBREVIATIONS

&	AND	F.A.	FIRE ALARM
∠	ANGLE	FAC.	FACTORY
#	AT	F.B.	FLAT BAR
—	CENTERLINE	F.C.R.C.	FLUOROCARBON
—	DIAMETER OR ROUND		RESINOUS COATING
—	POUND OR NUMBER	F.D.	FLOOR DRAIN
—	ABOVE	FDN.	FOUNDATION
—	ACCESS.	F.E.	FIRE EXTINGUISHER
—	ACOUS.	F.E.C.	FIRE EXTINGUISHER
—	ACRYLIC		CABINET
—	ACT.	F.F.	FINISH FLR., FINISH FACE
—	AD.	F.H.C.	FIRE HOSE CABINET
—	ADJ.	FIN.	FINISH (ED)
—	A.F.F.	FLASH'G	FLASHING
—	AGGR.	FLR.	FLOOR
—	AL/ALUM.	FLUOR.	FLUORESCENT
—	ALUMINUM	F.O.C.	FACE OF CONCRETE
—	ARCH.	F.O.F.	FACE OF FINISH
—	ASB.	F.O.S.	FACE OF STUD
—	ASPH.	FRPF.	FIREPROOF
—	BITUM.	F.S.	FLOOR SINK
—	BLDG.	FS	FLOOR FINISHED SURFACE
—	BLK.	FT.	FOOT OR FEET
—	BLKG.	FTG.	FOOTING
—	BEAM	FURR.	FURRING
—	BOT.	FUT.	FUTURE
—	BRZ.	GA.	GAUGE
—	CAB.	GALV.	GALVANIZED
—	C.B.	GRAB BAR	GRAB BAR
—	C.B.	G.B.	GYPSON BOARD
—	C.B.	G.I.	GALVANIZED IRON
—	C.B.	G.L.	GLASS
—	C.B.	GR.	GRADE
—	C.B.	GYP.	GYPSON
—	C.B.	H.	HIGH
—	C.B.	HARD.	HARDENER
—	C.B.	H.B.	HOSE BIBB
—	C.B.	HBD.	HARDBOARD
—	C.B.	H/C	ACCESSIBLE
—	C.B.	H.C.	HOLLOW CORE
—	C.B.	HDWR.	HARDWARE
—	C.B.	HGT./HT.	HEIGHT
—	C.B.	H.M.	HOLLOW METAL
—	C.B.	HORIZ.	HORIZONTAL
—	C.B.	HOUR.	HOUR
—	C.B.	HWD.	HARDWOOD
—	C.B.	I.D.	INSIDE DIAMETER
—	C.B.	ILLUM.	ILLUMINATED
—	C.B.	INSUL./INS.	INSULATION
—	C.B.	INT.	INTERIOR
—	C.B.	JAN.	JANITOR
—	C.B.	JT.	JOINT
—	C.B.	KIT.	KITCHEN
—	C.B.	LAB.	LABORATORY
—	C.B.	LAM.	LAMINATE
—	C.B.	LAV.	LAVATORY
—	C.B.	LKR.	LOCKER
—	C.B.	LT.	LIGHT
—	C.B.	MAR.	MARBLE
—	C.B.	MAX.	MAXIMUM
—	C.B.	M.C.	MEDICINE CABINET
—	C.B.	MECH.	MECHANICAL
—	C.B.	MEMB.	MEMBRANE
—	C.B.	MFR.	MANUFACTURER
—	C.B.	M.H.	MANHOLE
—	C.B.	MIR.	MIRROR
—	C.B.	MISC.	MISCELLANEOUS
—	C.B.	M.O.	MASONRY OPENING
—	C.B.	MTD.	MOUNTED
—	C.B.	MTL.	METAL
—	C.B.	MUL.	MULLION
—	C.B.	MWP.	MEMBRANE WATERPROOFING
—	C.B.	N.	NORTH
—	C.B.	NAT.	NATURAL
—	C.B.	N.I.C.	NOT IN CONTRACT
—	C.B.	NO. or #	NUMBER
—	C.B.	NOM.	NOMINAL
—	C.B.	N.T.S.	NOT TO SCALE
—	C.B.	O.A.	OVERALL
—	C.B.	OBSC.	OBSCURE
—	C.B.	O.C.	ON CENTER
—	C.B.	O.D.	OUTSIDE DIAMETER
—	C.B.	OFF.	OFFICE
—	C.B.	OPNG.	OPENING
—	C.B.	OPP.	OPPOSITE
—	C.B.	OPP.HD.	OPPOSITE HAND
—	C.B.	ELEC.	ELECTRICAL
—	C.B.	ELEV.	ELEVATOR
—	C.B.	E.M.	ELASTOMERIC MEMBRANE
—	C.B.	EMER.	EMERGENCY
—	C.B.	ENAM.	ENAMEL
—	C.B.	ENCL.	ENCLOSURE
—	C.B.	E.P.	ELECTRICAL PANELBOARD
—	C.B.	E.P.E.J.F.	EXPENDED POLYETHYLENE JOINT FILLER
—	C.B.	EQPT.	EQUIPMENT
—	C.B.	E.W.C.	ELECTRIC WATER COOLER
—	C.B.	EXIST.(E)	EXISTING
—	C.B.	EXP.	EXPANDED
—	C.B.	EXPAN.	EXPANSION
—	C.B.	EXT.	EXTENSION

GENERAL NOTES

- The intent of these drawings is to provide a complete and finished job in all respects. Contractor is to make all accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the designer of any discrepancies or required information that does not appear on the drawings.
- All work, construction and materials shall comply with all provisions of the current edition of all relevant Building, Zoning, Mechanical, Plumbing, Electrical, Accessibility and Fire Safety Codes in effect and with all other rules, regulations and ordinances governing the place of the building. Code requirements take precedence over the drawings, and it shall be the responsibility of anyone supplying labor or materials of both to install or perform his work in conformance with above mentioned codes, and to bring to the attention of the designer any discrepancies of conflicts between the drawings and the provisions of the code prior to construction.
- Where any conflict occurs between the requirements of federal, state or local laws, codes, ordinances, rules or regulations the most stringent shall govern.
- Contractor to secure necessary demolition permits, prior to the excavation of the work and shall take full responsibility for any and all shoring, cribbing, scaffolding, and any and all other temporary supporting devices required for the excavation of this work. Contractor shall also make necessary arrangements with the governing power, phone, cable, sewer, water, storm drain, gas, and all other municipal, state, county and utility agencies for on-site service interruption, location of new and existing to be relocated utilities, temporary services, realignments of surface meters, vaults, and plates or any aspect of the project requiring similar liaison and coordination. All utility equipment, meters, panels, overhead lines and exposed piping shall be located precisely as shown on the drawings: when not shown, coordinate location with designer prior to commencing work. The owner will be responsible for all fees involved in the relocation of above mentioned utilities.
- Contractor shall be responsible for initiating, maintaining, and supervising all safety and security precaution programs in connection with the work.
- Contractor shall verify all conditions and measurements of the job site. Discrepancies in the drawings or between the drawings and actual field conditions shall be reported to the designer. Corrections or instructions shall be issued by the designer prior to the execution of the work. By submitting a bid for the work the contractor verifies that he and appropriate subcontractors have familiarized themselves with actual site conditions visible from the exterior or interior of the premises or from accessible attic and under-floor areas.
- All materials and equipment furnished under the contractor shall be new and free of faults and defects.
- Shop drawings, samples, catalog cuts, project data, performance charts, instruction manuals, brochures and other and other information shall be submitted to the designer and/or owner when requested. No portion of such work or such materials shall be commenced or ordered until submittal has been approved by the designer or owner.
- The Designer as the owner's agent shall decide all questions as to the intent of the drawings and merit of the materials and workmanship. Architect's decision in all matters pertaining to aesthetics shall be final.
- The contractor shall guarantee all aspects of his work against defects in material and workmanship for a period of one year from the date of completion of the project. This is in addition to any other equipment and material warranties and guarantees in effect.
- Obtain any necessary permit from the State of California Division of Industrial Safety prior to the issuance of grading permits for any trenches greater than 5 feet in depth into which a person is required to descend.
- All materials, equipment, or trades requiring load time of ordering shall be scheduled by the contractor to allow for the timely execution of the work. No changes or extras will be granted for material ordered with insufficient time for their proper construction and implementation. Contractor shall notify the architect within 7 days of signing the contract for construction of any problems in obtaining the materials and finishes specified.
- Contractor shall be responsible for all damages done to existing work during construction, and shall repair and refinish such damages to former condition of no expense to the owner. Contractor shall be responsible for maintaining the premises in a clean and safe condition at all times.
- Unless noted otherwise in the drawings all dimensions are to the outside face of stud of the dimension assembly. It is the contractor's responsibility to allow for the finish materials when positioning wall, floor and roof framing as required to yield the visible lines and planes described in the drawings.
- CSI notation refers to material and labor subcontracts that the designer assumes will provide the items as noted. Contractor may at his discretion let and reorganize responsibility as he determines necessary.
- Top of steel elevations are provided in the drawings as an aid to the steel subcontractor; notwithstanding, the contractor shall bear responsibility for verifying elevations in general submission of shop drawings shall be constructed as said verification and acceptance. Designer shall be notified immediately of any conflicts or inconsistencies.
- This project has been modeled 2-dimensionally on AUTO-CAD 2008, and said computer files may be obtained for use in structural calculation or any other engineering consultation upon written request to the designer. The computer files may not be requested by the owner or contractor.
- The intent of this project is to construct the buildings described herein. Additional information will be provided by the designer as requested by the contractor in specific areas but any such provision shall in no way relieve the contractor of his responsibility to provide the building described in the contract documents.
- The contract documents consist of the following:
 - Drawings as listed in Sheet index hereon.
 - Structural calculations
 - All agenda and modification issued prior to and after execution of the agreement.
 - CA Title 24 requirements
- The owner reserves the right to enter upon the site and into the building, and to occupy portions of the building prior to the date of substantial completion, provided some does not interfere with the work under the contract. Exercise of this right shall in no way be deemed to be acceptance by the owner of the work.

DESIGN & MANAGEMENT

RASH STUDIO
155 N Lake Ave., 8th Floor
Pasadena, CA 91101
TEL 626 376 1863

CONSULTANTS

STRUCTURAL
KWEI CONSULTING ENG., INC.
Peter Kwei, P.E.
1010 N Central Ave., Suite 460
Glendale, CA 91202
TEL 949 395 6954

ENERGY CALCULATIONS

RASH STUDIO
155 N Lake Ave., 8th Floor
Pasadena, CA 91101
TEL 626 376 1863

CERTIFIED ARBORIST

WILLIAM MCKINLEY & ASSOCIATES
1734 Del Valle Ave.,
Glendale, CA 91208
TEL 818 426 2432

BUILDING DEPARTMENT INFORMATION

PROJECT NAME:
Simmonds Home Addition

BUILDING CODE:
2013 California Building Code
2013 California Mechanical Code
2013 California Electrical Code
2013 California Plumbing Code
2013 California Fire Code
2013 California Energy Code
2013 California Residential Code
2013 California Green Building Code
Latest LA County Code

OCCUPANCY:

Group R-3 / U

TYPE OF CONSTRUCTION:

Type V-B

SPRINKLERS:

No (Addition < 50% of Existing House)

LOT AREA:

9,120 F

MAX. ALLOWABLE LOT COVERAGE & GSA:
(9,120 F x 25%) = 1,000
= 3,280 F

BUILDING AREA:

Existing House = 1,472 F

Existing Attached Carport = 200 F
Existing Covered Front Porch = 108 F

Proposed Home Addition = 498 F

Proposed Lot Coverage Area = 1,472 (exist. house footprint) + 108 (porch) + 200 (exist. carport) + 498 (addition) + 22 (exist. patio) = 2,300 F (25.2 %)

Total Floor Area = 1,472 + 498 = 1,970 F (21.6 %)

LANDSCAPE (EXISTING):

Total front yard area = 1,640 F

Total Hardscape area = 347 F

Front yard Hardscape % = 21.2 %

REAR YARD COVERAGE:

Total Rear Yard = 1,500 F (60 X 25)

Total Structural Area = 439 F

Total Hardscape area = 141 F (Actual CAD)

Rear Yard Coverage % = 352/1500 = 23.5 %

ZONING:

R-1-7500 (Single-Family Residential)

BUILDING HEIGHT:

(Existing) 15'-8"

(highest point of proposed addition) = 15'-8"

LOCATION ON PROPERTY:

PARKING:

One carport (Existing)

PROGRAMS:

Existing: 1 kitchen, 1 dining, 1 living, 2 bedrooms, 2 bath

Proposed: 1 kitchen, 1 dining, 1 living, 4 bedrooms, 3 baths

PROJECT INFORMATION

PROJECT NAME:
Simmonds Home Addition

PROJECT ADDRESS:

1185 Morada Pl.,
Altadena, CA 91001

APPLICANT:

Richard Su., Assoc.AIA, LEED AP
155 N Lake Ave., 8th Floor
Pasadena, CA 91101
TEL 626 376 1863

OWNER:

Kendall & Treia Simmonds
1185 Morada Pl.,
Altadena, CA 91001
TEL 917 414 6731

PROJECT DESCRIPTION:

- 498 S.F. single story, home addition to the rear of existing single family house, consisting of two bedrooms and one bath - Remodel 200 s.f. of existing closets to be converted to hallway

LEGAL DESCRIPTION:

TRACT 9 926 E 50 FT OF W 57 FT OF LOT 16

ASSESSOR'S PARCEL NUMBER:

5847-013-014

SHEET INDEX

GENERAL
T COVERSHEET/GENERAL NOTES

ARCHITECTURAL

A-1 SITE IMPROVEMENT PLAN

A-1.1 SITE PLAN & OAK TREE DIAGRAM

A-1 FLOOR PLANS

A-2 ELEVATIONS

STRUCTURAL

T24 ENERGY CALCULATIONS

CF-1R, MF-1R (1)

CF-1R, MF-1R (2)

GREEN BUILDING REQUIREMENTS:

Yes, all existing trees are preserved

DROUGHT-TOLERANT LANDSCAPING REQUIREMENTS:

N.A. Project scope is less than 10,000 F

LOW IMPACT DEVELOPMENT REQUIREMENTS:

Existing Impervious Area: 3,793 F (Actual CAD dimension)

50% of Existing Impervious Area: 1,897 F

New Impervious Area: 36 F

Proposed Altered Impervious Area: 498 F

Total Altered/ New Impervious Area = 534 F < 1,897 F

L.I.D. is not applicable to this project

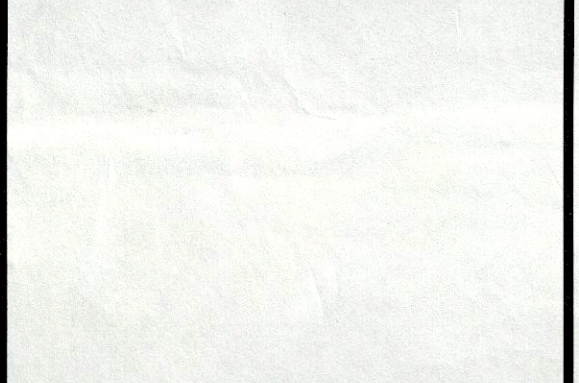
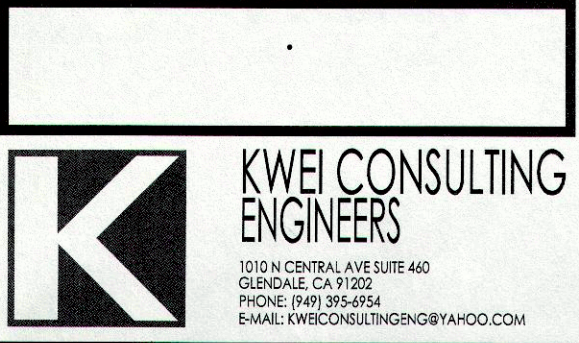


PRINTS ISSUED

DATE	PURPOSE	NO.

FOR CONSTRUCTION:

DATE	ITEM	NO.



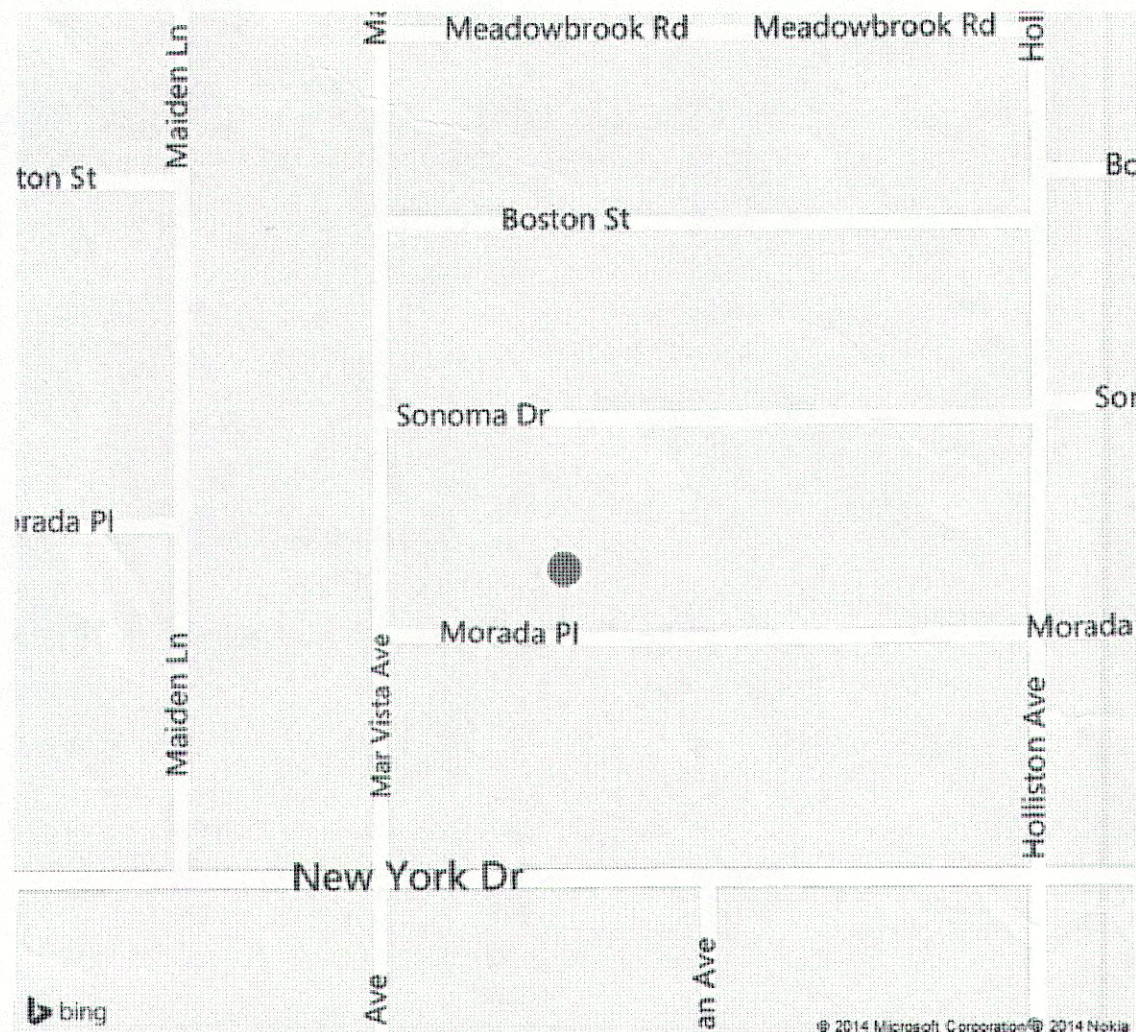
DISCRETIONARY OAK TREE PERMIT

These documents are not to be reproduced or used for any other purpose other than originally intended unless authorized in writing by the designer. Contractor/Individual shall verify all field conditions for conformance to drawing before starting construction. All measurements are subject to verification by the Contractor and he shall notify the designer of any discrepancies prior to fabrication of construction.

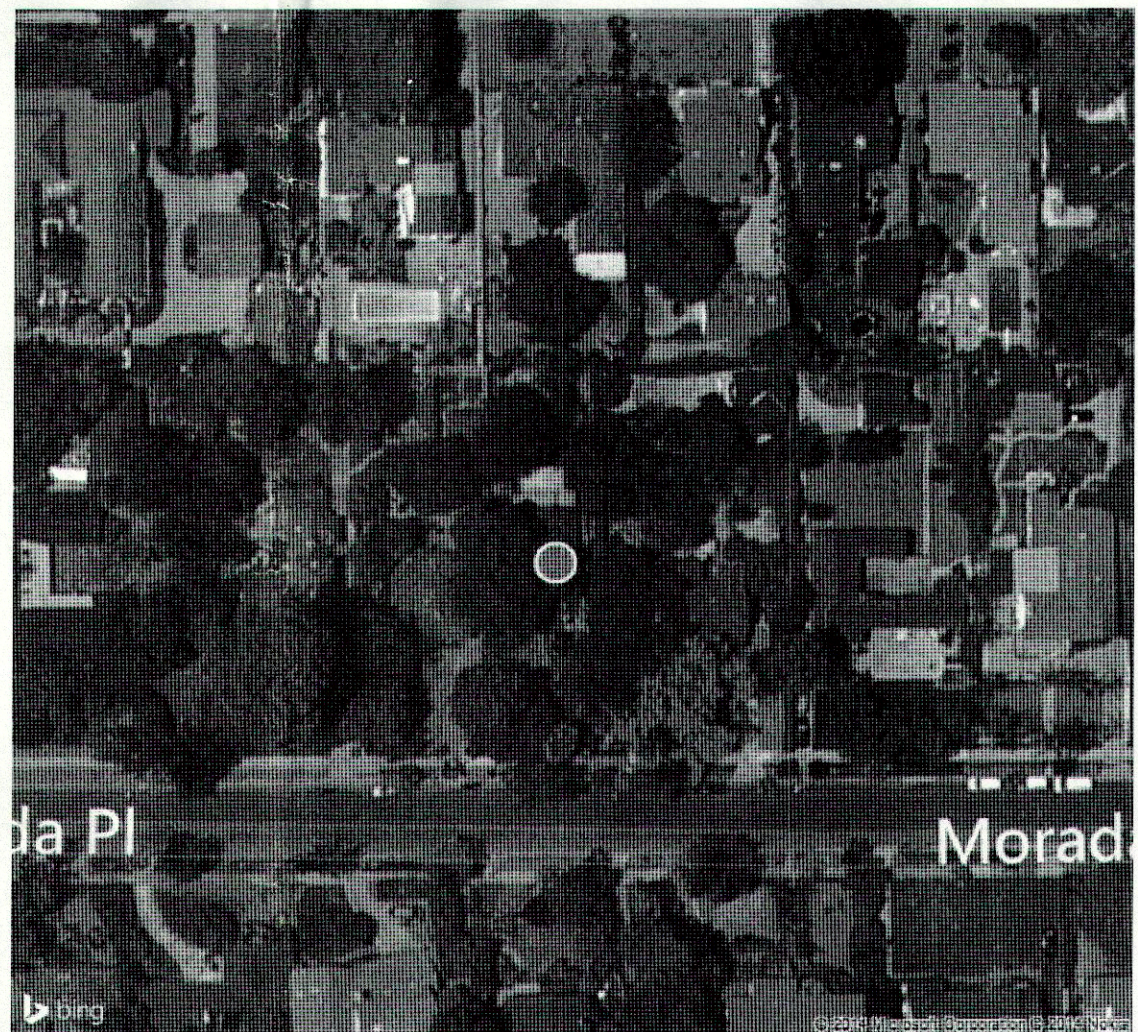
Owner: Contractor/ Individual:

PROJECT NUMBER		C0001
<u>SIMMONDS HOME</u> <u>ADDITION</u>		
1185 MORADA PL. ALTADENA, CA 91001		
OWNER	KENDALL	917-414-6731
DESIGNER	RICHARD SU	626-376-1863
STRUCTURE	PETER KWEI	949-395-6954
T24	RICHARD SU	626-376-1863
SURVEY	TRITECH	
ARBORIST	MCKINLEY	

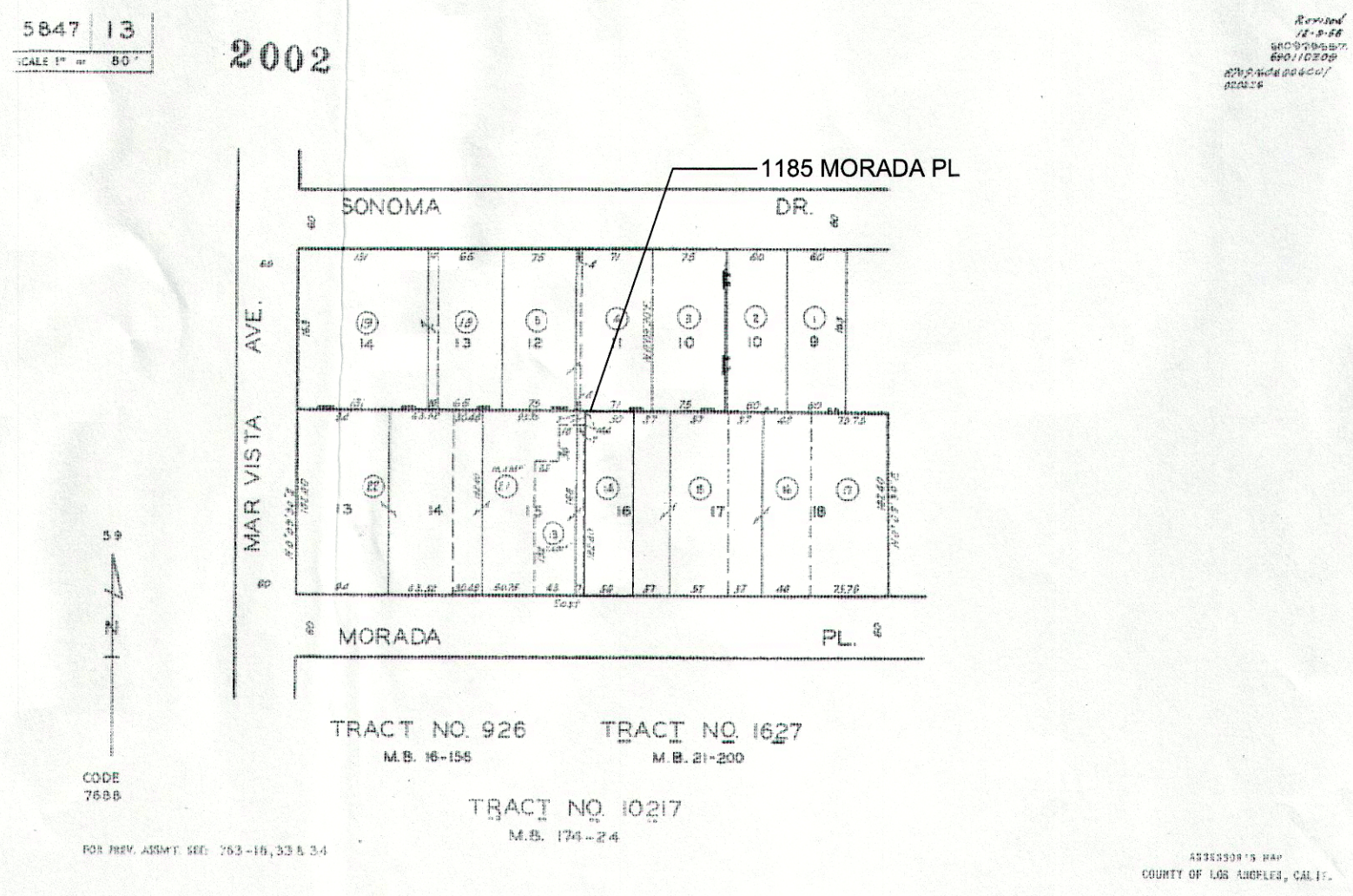
PROPOSAL HOME ADDITION		
COVER SHEET/PROJECT DATA		
SHEET TITLE		
SCALE:	SHEET NUMBER	
AS NOTED	T	
	OF SHEETS	



VICINITY MAP



AERIAL IMAGE



PARCEL MAP